

180.0

0012

0005.0

Map

Block

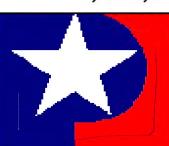
Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED: 1,157,200 / 1,157,200
 USE VALUE: 1,157,200 / 1,157,200
 ASSESSED: 1,157,200 / 1,157,200



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MANANDHAR SUNITA	<input type="checkbox"/>
Owner 2: PRADHAN SAN	<input type="checkbox"/>
Owner 3:	<input type="checkbox"/>

Street 1: 9 BROWNING RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: YPostal: 02476 Type:

PREVIOUS OWNER

Owner 1: CHAU TSUNG W -

Owner 2: -

Street 1: 9 BROWNING RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 8,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Clapboard Exterior and 4767 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.83	7									462,000						462,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8000.000	685,800	9,400	462,000	1,157,200		122600
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

Residential CARD ARLINGTON

Total Card / Total Parcel

1,157,200 / 1,157,200

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 2	Rating: Good			OF=SINK , INT FAIR COND.				41							
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Good														
Foundation: 1 - Concrete				A 3QBth: 1	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 2 - Clapboard				A HBth: 1	Rating:														
Sec Wall: 16 - Stone Vene		5%		OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1											
Color: WHITE				A Kits: 1	Rating:														
View / Desir:				Fpl: 2	Rating: Average														
GENERAL INFORMATION				WSFlue: 1	Rating:														
Grade: B- - Good (-)				CONDOS INFORMATION															
Year Blt: 1953		Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G15		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Phys Cond: GD - Good		18. %		Functional:		Exterior:		No Unit		RMS		BRS					
Prim Int Wall: 1 - Drywall		Economic:		%		Additions:		Interior:		1		8		FL					
Sec Int Wall:		Special:		%		Kitchen:				1		8		m					
Partition: T - Typical		Override:		%		Baths:				2		4							
Prim Floors: 3 - Hardwood		Total:		18.6 %		Plumbing:				3		13							
Sec Floors:						Electric:				4		16							
Bsmnt Flr: 12 - Concrete						Heating:				10		HST							
Subfloor:						General:				1		SFL							
Bsmnt Gar:						Totals				28		(48)							
Electric: 3 - Typical						1		8		2		HST							
Insulation: 1 - Typical						3		13		3		SFL							
Int vs Ext: S						General:		18		10		16							
Heat Fuel: 1 - Oil						Totals		1		2		HST							
Heat Type: 3 - Forced H/W						1		8		3		SFL							
# Heat Sys: 1						General:		1		2		13							
% Heated: 100				% AC: 100		Totals		1		2		16							
Solar HW: NO				Central Vac: NO		General:		1		2		HST							
% Com Wall				% Sprinkled:		Totals		1		2		SFL							
MOBILE HOME				Make:		Model:		Serial #:		Year:		180.0-0012-0005.0		IMAGE					
SPEC FEATURES/YARD ITEMS				PARCEL ID															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc	
14	Open Porch	D	Y	2	26X10	A	AV	1970	22.85	T	39.2	101			7,200		7,200		
19	Patio	D	Y	1	13X67	A	AV	2010	2.68	T	7.2	101			2,200		2,200		
More: N	Total Yard Items:	9,400		Total Special Features:					Total:	9,400									